

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

SEPTEMBER 4, 2007

A meeting of the City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:35 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present

Harold Sanger, Chairman
Michael A. Schoedel, City Manager (arrived at 5:38 p.m.)
Steve Lichtenfeld, Aldermanic Representative
Debbie Igielnik
Scott Wilson

Absent:

Jim Liberman
Marc Lopata

Also Present:

Catherine Powers, Director of Planning & Development Services
Kevin O'Keefe, City Attorney (arrived at 5:45 p.m.)
Jason Jaggi, Planner

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES – REGULAR MEETING OF AUGUST 20TH, 2007

The minutes of the regular meeting of August 20, 2007 were presented for approval. The minutes were approved, after having been previously distributed to each individual member.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 13 W. BRENTMOOR PARK

Lauren Strutman, senior architect was in attendance at the meeting. She introduced the following individuals to the members: John Qualy (owner), Keith Beyersdorfer (developer), Ralph Welker (project architect) and Dave Welton (civil engineer).

Catherine Powers noted that there are only 4 members present at this time, so three affirmative votes must be received in order for approval to be granted. She noted, also, that the site plan represents only a 1% increase in coverage. Catherine explained that this is a request to

construct a 2-story, 5617 square foot, approximately 33.6 feet in height stone and stucco single-family residence with two attached garages providing parking for five (5) vehicles. The site measures approximately 69,290 square feet (1.59 acres) and is located in the Brentmoor Park Subdivision. Structures located in the R-1 Large Lot Single Family Zoning District may be up to 40-feet in height. The plans indicate that the existing impervious coverage is 13,300 square feet or approximately 19.2% of the site. The new plans show impervious coverage at 14,003 square feet or 20.2% of the site, representing a small increase of 1.0%. In the review letter to the applicant, staff recommended connecting all downspouts to the nearby combined sewer, upon approval from MSD. The project civil engineer discussed this issue with MSD, who preferred that the downspouts be day lighted instead of a direct connection. In response to MSD's comments, the applicant is proposing to connect all downspouts and yard drains to several laterals terminating via pop-up bubblers. The plans show that the last five feet of the roof drains will be corrugated pipe set in clean gravel fill. The storm water plans have been prepared by a civil engineer and reviewed by the City's Public Works Department. Trash storage on the civil site plan is within an enclosure off the driveway turnaround area and screened with a stone wall and metal gate. The HVAC units are shown on the site plan at two locations, one on the north side and the other on the east side of the residence. Both locations are well away from the property lines and screened with wood lattice panels. The landscape plan calls for 8 trees totaling 188-caliper inches to be removed. The applicant is proposing 204-inches of replacement trees; however, 68-inches of the replacement trees are spruce evergreens which do not count toward replacement. This revision results in a deficiency 52-caliper inches. The City's contracted landscape architect has noted that four trees will be impacted by construction and need to be protected. Not all of these trees are shown as protected on the plans. Large boulders are proposed in the rear yard which will serve as a retaining wall. Plants are proposed for each of the ledges which the applicant states will create a "green" wall. Catherine indicated that the impervious coverage on the lot represents a small increase of 1%. While staff would prefer the storm water to be connected directly to the storm sewer, we are of the opinion that, given the large site and the topography, the applicant has mitigated the increase by day lighting the laterals to pop ups, most of which will include perforated pipes toward the end of the pipe segments. A revised landscape plan must be submitted for staff review and approval showing the replacement of 52-caliper inches of trees. In addition, all impacted trees as noted by the City's contracted landscape architect must be shown as protected on the plans and the City's tree protection measures must be followed at all times. Staff believes the impervious coverage and setbacks are in conformance with the R-1 Single Family Zoning Ordinance requirements. Brentmoor Park Trustees have provided approval of the new residence with several conditions. The conditions made by the trustees are as follows:

1. Minimum 6-foot high construction fence around the perimeter of the worksite.
2. Access to the construction site must be from the north subdivision alley.
3. Construction vehicles can only enter off the north alley via the Big Bend subdivision gate.
4. No vehicle parking outside of construction fence
5. Materials are to be stored inside construction fence
6. Any portable toilets and dumpsters are to be kept inside the construction fence and not visible from street.
7. Construction hours are from 8:00am to 5:00pm on all business days.
8. The subdivision gates from the north alley are only to be opened during construction hours
9. Signage to be erected on north alley entrance directing construction traffic agreed to by the Trustees.
10. Posting of a \$25,000 bond to the subdivision to cover any damages to subdivision property.

The applicant is aware of these conditions and has not expressed any concerns to staff. While the City does not enforce these agreements, the developer should work with the Brentmoor Park trustees during construction. Catherine stated that staff's recommendation is to approve with the following conditions:

1. That a revised landscape plan showing the replacement of 52-caliper inches of trees and all trees which require protection as identified by the City's contracted landscape architect be submitted for staff review and approval prior to the issuance of a building permit.
2. That the developer follow the City's tree protection standards at all times during construction.

Ms. Strutman indicated that the four trees that will be impacted by construction will be protected as required, that the 52 caliper inches will be replaced and that the Subdivision Trustee's conditions will be adhered to.

A site plan was presented. Lauren indicated that there will be a front circular drive and that the garage doors face toward the rear courtyard. She indicated that the new house is a little higher than the existing structure. Lauren explained the location of the trash and HVAC units.

A landscape plan was presented, depicting the location of the new plantings. Lauren indicated that the Spruces will be changed to deciduous trees.

Note: Kevin O'Keefe arrived (5:45 p.m.).

Steve Lichtenfeld asked about the stonework.

Ms. Strutman indicated that she has a photograph of the rock and presented it to the members.

Steve Lichtenfeld asked if it is a true or manufactured stone.

Ms. Strutman stated it is true stone (Adobe Brick Ledge).

Debbie Igielnik asked about the evergreens.

Ms. Strutman stated that evergreens will be used for the ledges.

Steve Lichtenfeld commented that he believes the 1% additional impervious coverage is due to the fact that the existing site contains a lot of driveways and a second structure.

Ms. Strutman agreed.

Steve Lichtenfeld stated that it appears that the proposed site plan actually seems to have less coverage.

Scott Wilson asked if the existing structure was at some time approved by the City.

Chairman Sanger stated that he would assume so.

Steve Lichtenfeld complimented Lauren's designs.

Being no further questions or comments regarding the site plan, Debbie Igielnik made a motion to approve the site plan per staff recommendations. The motion was seconded by Steve Lichtenfeld and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers indicated that the proposed residence will be constructed of natural stone with fiber reinforced stucco as a secondary material. The amount of stucco does not exceed 24% on any elevation, in compliance with the architectural review guidelines for exterior materials. Two attached garages providing parking for 5 vehicles is proposed on the south side of the residence accessible from the circular drive. Windows are proposed to be casement, tan in color. The roofing material will be a higher grade asphalt shingle, slate gray in color. The specified product is Grand Manor by CertainTeed. Trash will be located in an enclosure off the driveway turnaround screened with a stone wall with metal gate. The HVAC units are located on the north side of the house and on the east side of the house. Both are screened with a 4-foot high lattice wood fence. Catherine indicated that the proposed residence will present a much greater visual impact than the existing residence. Staff has concerns with the roofing material; the proposed Grand Manor asphalt roof represents a higher quality than the typical asphalt or fiberglass product; however, staff is of the opinion that a slate look would be more in keeping with the neighborhood. Imitation slate roofs made of a composite material are available (manufacturers include Tamko, Owens Corning and EcoStar) and have been approved by the ARB; therefore, staff recommends approval with the condition that the roof be changed to an imitation slate approved by the ARB.

Ms. Strutman presented a color rendering to the members. The following material samples were also presented: window (tan clad wood); limestone (tumble buff); cast stone; stucco and roof. Ms. Strutman explained that the proposed roof is a 3-layer asphalt shingle, Colonial slate color. She stated the structure is primarily stone with some stucco and that larger stones will be used at the gables. She stated the design of the home is fairly simple. Elevations were presented. Ms. Strutman advised the members that the Trustees have approved the proposed roofing material. She stated that a number of homes do not have slate roofs.

Mr. Beyersdorfer distributed a packet of information to the members regarding the roof. He stated that one home on West Brentmoor, one home on East Brentmoor and another home off Wydown have similar roofs as the roof proposed for this home. He indicated that the proposed roof does have a slate appearance, has a 50 year warranty and has been used for many, many years. He stated the shingles are thick and are a nice substitution for slate.

Chairman Sanger asked staff if they now have a different opinion regarding the proposed roof, now that photos and a sample have been presented.

Catherine Powers replied "yes".

Scott Wilson asked if the roof that is being proposed is based on a performance issue, structural issue and/or cost issue.

Mr. Beyersdorfer replied “all three”.

Debbie Igielnik asked what simulated slate is made of.

Mr. Beyersdorfer replied “plastic and rubber”.

Steve Lichtenfeld asked if stucco is being interspersed with the stone.

Mr. Strutman replied “no”.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as submitted. The motion was seconded by Mike Schoedel and unanimously approved by the Board.

8025 BONHOMME (CLAYTON ON THE PARK) – RESTAURANT ADDITION

Mr. Craig Saur, President of Conrad Properties, was in attendance at the meeting. Also in attendance was Gary Stiner, project architect.

Catherine Powers explained that the applicant is proposing to enclose an 864 square foot second story patio on the Brentwood side of the restaurant. The addition will occupy the same space as the current outdoor dining area and will remain on private property and as a result, the existing outdoor dining area is being eliminated. The proposed addition is constructed of aluminum and blue tinted fixed glass windows. The addition will expand restaurant space for a proposed senior living facility to be operated by Sunrise Senior Living. The restaurant will remain opened to the public. Signage is not currently requested. Because the entire building will be subject to a change of use, the Planned Unit Development and Conditional Use Permit will be considered for amendment by the Board of Aldermen at their September 11, 2007 meeting. Catherine indicated that the design and materials are compatible with the building and therefore, staff recommends approval with the conditions that the restaurant remain open to the public and that any signage receive approval by the City prior to installation.

Mr. Saur commented that many are aware of the change in use of the building to a senior living facility and that as such, additional indoor seating will be needed for the restaurant.

Chairman Sanger commented that this meeting is strictly to consider the architectural aspects of the enclosure.

Mr. Stiner explained that the sunroom addition is on the Brentwood Boulevard elevation and will provide year-round seating. He stated the simple glass addition is contemporary to match the contemporary building.

A color rendering was presented.

Mr. Stiner explained that 3 glass panels will be used for the addition (blue tint, clear and a safety glass for the roof). He indicated that the blue tinted glass will help prevent direct sunlight into the dining area. Samples of the blue tinted glass and safety glass were presented. A sample of the interior floor surface was also presented.

Color renderings of various views were presented.

Mike Schoedel commented that sound is a problem within the enclosure that was recently done at Oceano Bistro.

Mr. Stiner stated that there will be interior drapery panels to absorb sound as well as sculptured sound panels within the ceiling.

Steve Lichtenfeld asked if the existing trees will remain.

Mr. Stiner replied “yes”.

Debbie Igielnik asked about the removal of the elevator.

Mr. Stiner indicated that the elevator has nothing to do with this approval process.

Catherine Powers advised that all interior work will be reviewed under the building permit process.

Chairman Sanger asked if they will be changing units.

Mr. Saur indicated that they will not change any, but they will be eliminating some of them. He stated all the work will be cosmetic; nothing structural.

Being no further questions or comments, Debbie Igielnik made a motion to approve per staff recommendations. The motion was seconded by Steve Lichtenfeld and unanimously approved by the Board.

CITY BUSINESS – TRANSIT ORIENTED DEVELOPMENT (TOD) OVERLAY DISTRICT

Catherine Powers stated that this has been an item of discussion for about a year and that the regulations are, at this time, in draft form. She stated there are two proposed TOD Districts; one entitled “Forsyth Station” and the other “Clayton (Central) Station”. Catherine then provided an overview of the boundaries and a brief overview of the proposed regulations for each of the proposed TOD areas.

Jason Jaggi presented a map of each of the proposed areas. He stated the generally accepted area for a TOD is ¼ mile. He indicated that the Forsyth Station area was extended a bit further to the west (outside ¼ mile) and that it made sense to include both the east and west sides of Forsyth Blvd. He explained that the north boundary line is a paper alley and that any and all parcels zoned R-2 were excluded.

Steve Lichtenfeld asked why the proposed retail village is within two different zoning districts.

Catherine Powers stated that may have happened when Carondelet Plaza was reconfigured. She stated that consideration may want to be given to change the C-2 zone to HDC.

Steve Lichtenfeld asked why there is no height limitation for C-2.

Jason Jaggi stated there is no height limitation (in feet) for any commercially zoned district.

Steve Lichtenfeld stated that he believes there should be a limit (in feet).

Note: Mike Schoedel left the meeting (6:30 p.m.).

Scott Wilson asked for clarification that the TOD regulations would not affect any projects that are already on-board.

Catherine Powers concurred.

Chairman Sanger stated that we want to be sure there is no encroachment into residential areas.

At this time, the issue of parking was discussed. Catherine Powers indicated that staff believes that a TOD project would require less parking than the number of spaces required by the strict application of the Zoning Ordinance. She stated that if the retail village is within two separate zoning districts, then there would be two separate parking requirements.

Catherine Powers again mentioned the possibility of changing that C-2 designation to HDC.

Steve Lichtenfeld stated he agrees with the parking issue in that TOD projects would need less parking, but that he wants to see a height limitation (in feet).

Catherine Powers referred to the step-down requirement.

Jason Jaggi reminded the members that this would be an overlay district.

Steve Lichtenfeld stated he does not want to lose the step-down toward Forsyth.

Kevin O'Keefe commented that as an overlay district, there is no replacement of the height requirements of the underlying district(s).

Mel Disney stated he is glad to see the area extended to Hanley Road. He asked if condominium units within the second story and above would be acceptable.

Catherine Powers replied "yes".

Scott Wilson asked if this is intended to create an incentive for a developer.

Catherine Powers replied “yes” and also to help alleviate parking concerns and create the possibility for a public/private partnership. She stated that the TOD Districts would be separate and distinct from other districts due to their proximity to mass transit.

The issue of LEED was brought up.

Chairman Sanger commented that LEED cannot be required for a residential development.

Catherine Powers stated that at some point, it will be. She stated that language could be changed to “sustainable development”.

Chairman Sanger stated he would object to pushing residential LEED unless there is an Ordinance or Standards in place.

Jason Jaggi commented that currently, there are different levels of LEED that the residential certification is in the pipeline.

Steve Lichtenfeld asked if an area north of the TOD District was to be developed and the developer asked for a reduction in parking, if that is something the City would need to approve.

Catherine Powers replied “no”.

Mr. Mark Carley, Clayton citizen, asked why the area further east into the “triangle” has not been included in the TOD District. He stated there are vintage buildings in the area that may be of more interest to developers.

Catherine Powers stated that that area is not really connected to the Central Avenue Station.

Mel Disney, Clayton citizen, commented that although he appreciates the step back requirements, he is not sure they may make much difference with a tall building.

Catherine Powers commented that staff is trying to avoid the “canyon” effect.

Note: Scott Wilson left the meeting (7:00 p.m.).

Chairman Sanger asked that staff make changes to the document based on the comments heard this evening and re-present it to the members for the next agenda.

Catherine Powers indicated the need to incorporate the language into the Zoning Ordinance.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 7:05 p.m.

Recording Secretary